

Minneapolis City Planning Department Report

Rezoning Application
BZZ-1148

Date: June 2, 2003

Applicant: Ginya Hughes

Address of Property: 4029 Dupont Avenue North

Date Application Deemed Complete: May 2, 2003

End of 60 Day Decision Period: July 1, 2003

End of 120 Day Decision Period: Not applicable

Applicant Waive 60 Day Requirement: No

Contact Person and Phone: Ginya Hughes, (763) 585-0682

Planning Staff and Phone: Hilary Watson, (612) 673-2639

Ward: 4 **Neighborhood Organization:** Camden/Webber Neighborhood Group

Existing Zoning: R2B

Proposed Zoning: R4

Proposed Use: Triplex

Previous Actions: None

Concurrent Review:

Rezoning of the property from the existing R2B zoning district to the R4 zoning district to allow for the conversion of a duplex to a triplex.

Background: The applicant is proposing to rezone the property from the existing R2B zoning district to the R4 zoning district. The applicant is seeking the rezoning in order to convert the legally existing duplex to a triplex.

REZONING

Zoning Plate Number: 4

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Legal Description: Lot 6, Block 3, Wyoming Park Addition to Minneapolis

Findings as Required by the Minneapolis Zoning Code:

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.

This site is located in a low-density residential area. According to the Principles and Policies outlined in *The Minneapolis Plan*, the following apply to this proposal:

- Support the development of residential dwellings of appropriate form and density. Maintain and strengthen the character of the city's various residential areas. Protect residential areas from the negative impacts of non-residential uses by providing appropriate transitions.

This proposal is not consistent with the comprehensive plan. R4 zoning is considered medium-density and would not be in conformance with the surrounding low-density neighborhood. In addition, rezoning this parcel of land to the R4 zoning district would allow the property owner to establish a range of uses that are currently not allowed in the R2B zoning district. It is in the city's best interest to protect the existing low-density neighborhood as it was originally established.

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

The property is currently in the R2B zoning district. This district does not allow multiple family dwellings of three or four units. The existing duplex is a permitted use in the R2B zoning district. Rezoning this parcel to the R4 zoning district would allow more intensive uses than the current R2B zoning district. Such uses include multiple-family dwellings, nursing homes, bed and breakfast homes and parking lots serving multiple-family dwellings.

Staff does not believe that this application is in the public interest. Rezoning this property from the R2B zoning district to the R4 zoning district has no significant benefit to the rest of the neighborhood.

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

The site is surrounded by single and two-family dwellings and is bordered by R2B zoning to the north, south, east and west. Further to the northwest (approximately three blocks) there are five parcels with R4 zoning and further to the southwest (approximately three blocks) there is one parcel with R4 zoning, however, the overall zoning scheme in the area consists of R1A and R2B zoning.

Staff does not believe that R4 zoning would be compatible with the surrounding area. Although the building looks similar in appearance to other buildings in the area, and the additional unit would be

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located in the existing attic, the potential uses that this property could be converted to could have a negative impact on the established neighborhood.

4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.

There are reasonable uses of the property permitted under the R2B zoning classification. Such uses include single and two-family dwellings and community residential facilities serving six or fewer people.

5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

Within this area of Minneapolis there has not been a change in the type of development. It has been and still remains a low-density residential neighborhood.

Staff Analysis: Staff believes that a rezoning to the R4 zoning district would allow uses in the area that would not be appropriate for this established neighborhood. A rezoning could potentially open the door to larger community residential facilities, nursing homes, parking lots serving multi-family dwellings or nursing homes, etc. Also, it could allow more intrusion into the neighborhood of higher-density housing. Staff believes that this rezoning is solely for the interest of the applicant.

RECOMMENDATION OF THE CITY PLANNING DEPARTMENT:

The City Planning Department recommends that the City Planning Commission and City Council adopt the above findings and **deny** the rezoning.